

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting

August 2, 2004

Members Present: Richard Helms-Development Coordinator/Chairperson, Charles Cilenti-Planner, Skip Lukert-Building Official, Marie Keenum-911 Coordinator, Becky Howard-Deputy Clerk, Barry Ginn-County Engineer, Brad Burris-Fire Services, Terry Neal-Attorney, Michael Springstead-County Engineer, Keith Hunter-Environmental Health, and Alysia Akins-Secretary.

The meeting convened at 2:07 P.M.

Mrs. Keenum moved to approve the minutes from the July 26, 2004 meeting. Mrs. Howard seconded the motion and the motion carried.

OLD BUSINESS:

None

NEW BUSINESS:

Reserve of Sumter County – Medium Development – Record Plat Review

David Springstead, Springstead Engineering, Inc., Peter Lemay, Project Surveyor, and Robert Sanchez, Project Developer, were present and requesting record plat approval to develop a 17-lot subdivision. The only item of concern remaining on the conceptual plans is the proposed easement being dedicated to the county. Staff comments regarding the final plat review were discussed. An updated boundary survey was submitted. The private road/easement needs to be named and shown on the plat. The ingress/egress easement needs to be addressed in ¼" boldface letters on the face of the plat stating it will not be county maintained. Any portion of the plat not included in the project area needs to be marked as such. Lot access was discussed.

Mrs. Keenum moved for record plat approval, subject to all comments, including surveyor comments when received, being addressed on a revised plat. Mr. Cilenti seconded the motion and the motion carried.

Jon Dean – Major Development – Preliminary Review

Leo Steinmetz, developer, and David Springstead, Springstead Engineering, Inc., were present and requesting preliminary approval to construct a 3-story office building. All fire department connections need to be indicated on the plans. Engineering comments were discussed and involved the following issues: building dimensions, building locations, landscape buffers, storm sewer calculations, water system calculations, intended use for the property, relocation of the dumpster pad and traffic flow directional arrows. The fine amount listed on the handicapped parking sign needs to be corrected. A typographical error was found in the open space percentages shown on the plans.

Drainage, zoning and land use were discussed. Staff comments were discussed and included the following: the application fee needs to be paid, a copy of the recorded deed needs to be submitted and the engineering plans regarding the subdivision project need to be finalized. A traffic impact study was done for the subdivision portion of this project. Setbacks were discussed. Road "A" needs to be named.

Dan Hickey, Fire Services, arrived at 2:25 PM during the above discussion.
Attorney Neal excused herself at 2:25 PM during the above discussion.

Mr. Cilenti moved for preliminary plan approval subject to revised plans being submitted addressing all comments. Mr. Hunter seconded the motion and the motion carried.

Sumter Recycling and Solid Waste Disposal, Inc./SUP Modification – Major Development – Preliminary Review

Randy Messer, Project Manager, and David Springstead, Springstead Engineering, Inc., were present and requesting preliminary approval to modify an existing permit application. This project consists of an existing site with a special use permit. The request for modification is to dump materials above-grade, which will require text changes to the land development code. The site currently accepts construction debris and recycled wood. The Lake Panasoffkee Restoration Project was discussed due to its close proximity to this project. Buffer requirements were discussed. Engineering comments were discussed and involved the following: directional flow arrows, Department of Environmental Protection approvals, types of flow, swale grading/contour swales, water retention device, swale relocation, conveyance feature in maintenance road, swale retention run-off, updated topographical information, berm size, stormwater run-off, slope ratio, combined berm/swale, entrance road, buried materials, culvert location, stormwater system clarification, existing buffer, monitoring well locations and ground water level. Staff comments were discussed and involved the following: impact fees, DEP application renewal, access, land use clarification, circulation systems, boundary survey legal description, berm location and buffer requirements.

Attorney Neal returned at 2:50 PM during the above discussion.

Mr. Cilenti moved for preliminary approval subject to revised plans being submitted addressing all comments. Mr. Burris seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:55 PM.

VOS: Cherry Vale Villas – Major Development – Preliminary Review

Robert Palmer, Farner Barley and Associates, Inc., and Ron Grant, Grant and Dzuro, were present and requesting preliminary approval to develop a 68-unit subdivision. Staff comments were discussed and included the following: site data density, setbacks and double frontage lots. A possible name change for this project was recommended. Engineering comments were discussed and included the following: storm drain information, utility plan details, road signage, perimeter walls and parking areas.

Mr. Cilenti moved for preliminary approval, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 104 – Major Development – Preliminary Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary plan approval to develop a 124-unit subdivision. Engineering comments were discussed and included the following: secondary access, decorative wall and shared easement access. The Committee discussed when secondary access is required and it was determined secondary access is recommended for walled

villas. Staff comments were discussed and included the following: landscape plan, buffer requirements, building setbacks, road right-of-way, stop bars/signs, drainage easements, turning radius, curb return, contiguous property and road maintenance.

Mr. Cilenti moved for preliminary plan approval subject to revised plans being submitted addressing all comments. Mrs. Keenum seconded the motion and the motion carried.

VOS: Unit 101 – Major Development – Preliminary Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary plan approval to develop a 189-unit subdivision. Engineering comments were discussed and included the following: storm lines, lot design, setbacks, house construction and setbacks along easement boundaries, drainage easements and lot dimensions. It was recommended the developer flag the easement boundaries on the lots of concern and obtain Public Works clarification on the responsibility of easement maintenance. Staff comments were discussed and included the following: setbacks, flood zones, sidewalk details, access, adjacent right-of-ways, stop signs/bars and easements.

Mr. Lukert excused himself at 3:35 PM during the above discussion.

The need for additional easements was discussed. Contiguous properties, point of commencement and point of beginning identification, legal description errors, intersection alignment requirements and turning radiuses were also discussed.

Attorney Neal excused herself at 3:40 PM during the above discussion.

Mr. Cilenti moved for preliminary plan approval subject to revised plans being submitted addressing all comments, and clarification from Public Works regarding the easement maintenance. Mr. Springstead seconded the motion and the motion carried.

VOS: Oak Bend Villas – Major Development – Preliminary Review

Robert Palmer, Farner Barley and Associates, Inc., was present and requesting preliminary plan approval to develop an 83-unit subdivision. Staff comments were discussed and included the following: site data information, road name identification and hydrant locations. Engineering comments were discussed and included the following: wall locations and storm drain specifications. Additional staff comments consisted of the following: stop signs/bars, double frontage lot setbacks and drainage easements.

Mr. Lukert returned at 3:45 PM during the above discussion.

Mr. Cilenti moved for preliminary approval subject to revised plans being submitted addressing all comments. Mr. Springstead seconded the motion and the motion carried.

The next meeting is scheduled for August 9, 2004.

Mr. Springstead moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. The meeting adjourned at 3:47 PM.